

BK 1931 PG 217 - 219 (3)

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Fee: \$26.00

Tax: \$240.00

Richmond County, North Carolina

Linda W. Douglas, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$240.00

Parcel Identifier No. SEE EXHIBIT A Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: The Webb Law Firm, P.A., P. O. Box 1657, Rockingham, NC 28380

Brief description for the Index: _____

THIS DEED made this 3rd day of June, 2022 by and between

GRANTOR

GRANTEE

Roger L. Mabe and wife,
Mary A. Mabe
PO Box 162
Jackson Springs, NC 27281

Austin Wayne Dunn and wife,
Stacy Hannah Dunn
840 Bowles Road
Mt. Gilead, NC 27306

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, _____ Steeles _____ Township, _____ Richmond _____ County, North Carolina and more particularly described as follows:

See attached Exhibit A, incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) ✓ Roger L. Mabe (SEAL)
Print/Type Name: Roger L. Mabe

By: _____ ✓ Mary A. Mabe (SEAL)
Print/Type Name: Mary A. Mabe

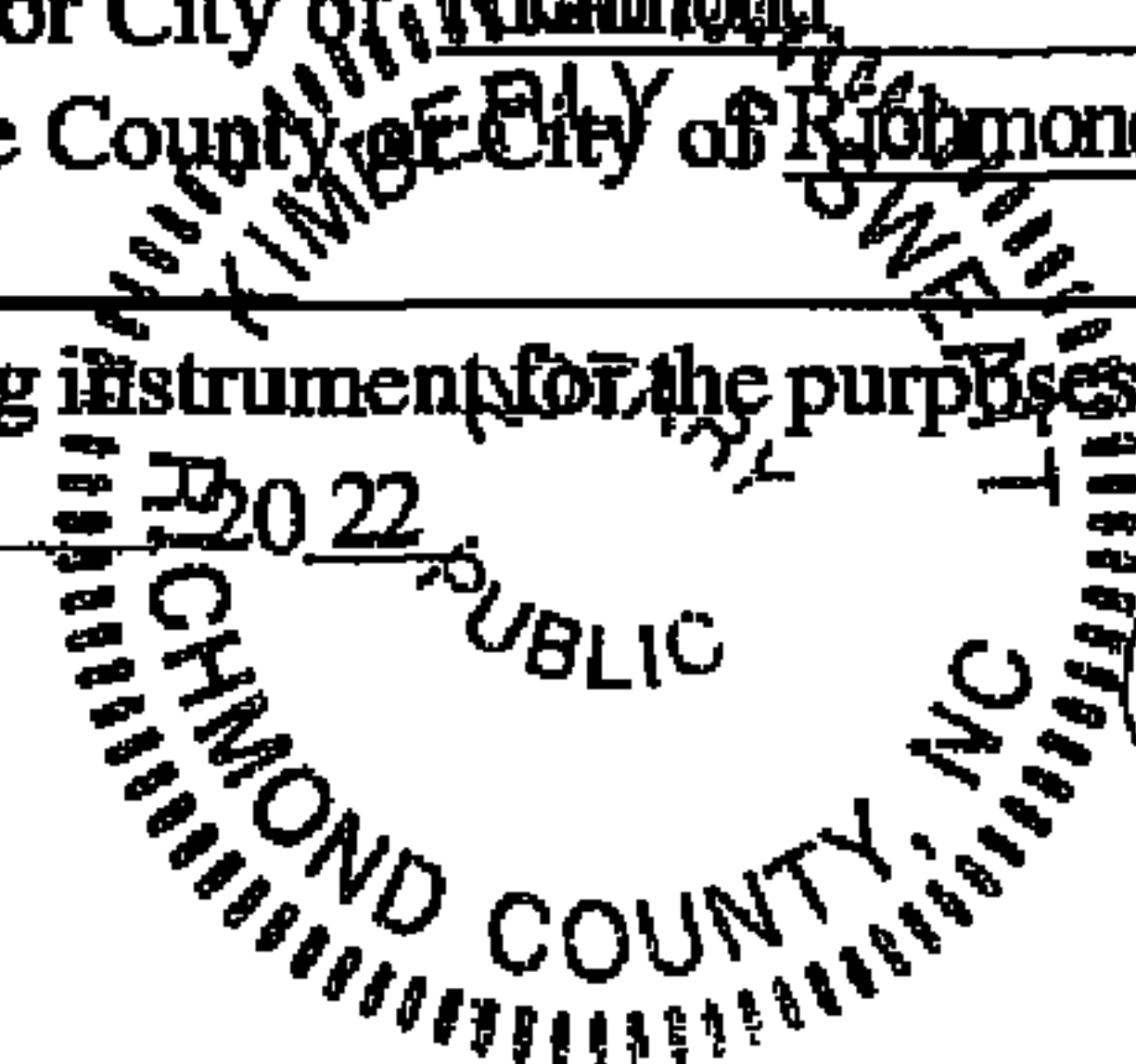
By: _____ (SEAL)
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name: _____

State of North Carolina - County or City of Richmond

I, the undersigned Notary Public of the County or City of Richmond and State aforesaid, certify that Roger L. Mabe and wife, Mary A. Mabe personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7 day of June, 2022

My Commission Expires: 9-13-25
(Affix Seal)



Kimberly S. Sweatt
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT A

TRACT ONE:

PIN 754100270093 – Steeles Township, Richmond County, NC

Being Tract No. 3, containing 41.3 acres, more or less, of the property of the W.D. Dennis Estate, according to a survey and plat of same made by Thomas M. Bray, RS, in October 1959, which said plat is duly recorded in Plat Book 9, Page 102 (Plat Slide 194-D), Richmond County Registry, reference to which is hereby made.

See that Deed recorded in Book 740, Page 543, Richmond County Registry.

Together with that 30ft wide (30') Easement for ingress, egress, regress and utilities described in that Deed of Easement recorded in Book 1854, Page 209, Richmond County Registry.

TRACT TWO:

PIN 754100167482 – Steeles Township, Richmond County, NC

Beginning at an iron pipe in a line of the Dewey McLendon 41.3 acres tract described in Deed Book 608, Page 363, Richmond County Registry, said beginning corner being located S. 12-07 W., 262.39 feet from an existing axle at the corner of a fence, a corner of the 41.3 acre tract, and the northeast corner of Shankle as shown on map of the W.D. Dennis Estate, filed in Plat Book 9, Page 102, Richmond County Registry; running thence from said beginning as the McLendon-Shankle line S. 12-07 W, 201.27 feet to an existing iron axle; thence continuing S. 12-07 W., 6.17 feet to an iron stake 30 feet north of the centerline of pavement of State Road No. 1322 about 950 feet of its intersection with the centerline of State Road No. 1005; thence as the northerly right of way of said road, N. 86-43 E., 354.22 feet to an iron pipe; thence leaving the road N. 3-17 W., 200 feet to a buggy axle; thence S. 86-43 W., 299.18 feet to the beginning, containing 1.50 acres, more or less, and being a portion of the Dewey McLendon and wife, Brenda K. McLendon 41.3 acre tract described in Deed Book 608, page 363, Richmond County Registry, according to plat of survey prepared by American Surveying & Mapping, dated March 25, 1985.

See that Deed recorded in Book 740, Page 545, Richmond County Registry.